



Cherrygarth 83 Llannerch Road West
Rhos-on-Sea, Colwyn Bay LL28 4AS

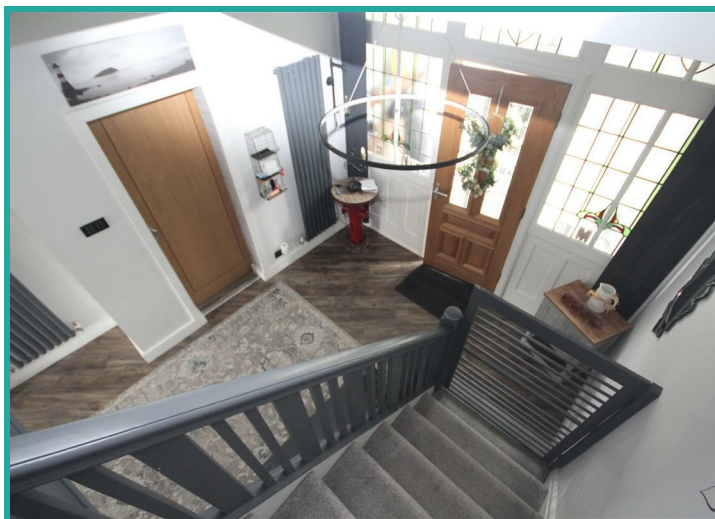
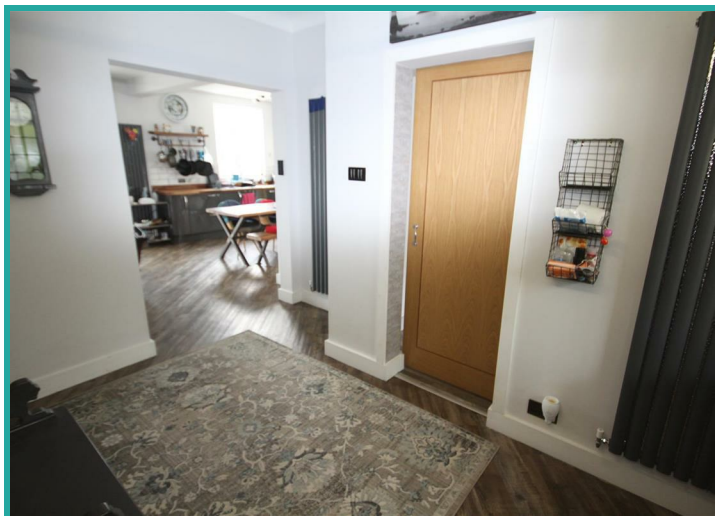
£389,950



STERLING

ESTATE AGENTS & VALUERS

A fine SEMI DETACHED 4 BEDROOM FAMILY HOUSE of traditional style set in large rear gardens with BALCONY TERRACE, PATIO and CUSTOM PERGOLA. A particular feature is the lower level accessed by a spiral staircase off the kitchen which leads to a LOWER HALL and WASH ROOM, LARGE UTILITY and GARDEN LOUNGE/BAR GAMES ROOM with french doors leading onto the gardens. The house has been completely refurbished and transformed to a high standard resulting in a home having a unique style, tastefully decorated throughout and must be viewed to appreciate the extensive interior. Briefly the accommodation affords PORCH - HALL - LOUNGE - LARGE OPEN PLAN LIVING FITTED KITCHEN leading onto the BALCONY TERRACE - LUXURY MODERN BATHROOM & SHOWER - GAS C.H - DOUBLE GLAZING. Of particular note are the Solar Panels on the rear pitch providing cost effective electricity. The house is well placed for shopping in the West End and Rhos village. One of the most artistically updated houses in the area. There is a resin driveway and ample OFF ROAD PARKING. Tenure Freehold, Council Tax Band E. Energy Rating 79C Potential 81B Ref CB7896



Entrance

Double glazed Upvc front door leading into, Solid oak door with stained glass side window panels to HALL,

Hallway

Karndean flooring, under stairs cupboard, 2 vertical wall mounted tubular central heating radiators, wall mounted cast iron key holder

Front Lounge 14'4 x 13'4 (4.37m x 4.06m)

Double glazed square bay window to front aspect, gas fire stove in recess, large recess above set into the chimney breasting housing the 70" Samsung 4k tv and remote control, central heating radiator, safety glass sliding door into the hall

Large Open Plan Living Kitchen 13'9 x 12'10 (4.19m x 3.91m)

The living dining room has a wide opening from the hallway, double glazed french doors onto the balcony terrace, Karndean flooring, long hole in the wall black mirror glass gas fire, 2 vertical tubular central heating radiators

Fitted Kitchen 13'9 x 10'5 (4.19m x 3.18m)

Newly fitted with a range of grey gloss effect base cupboards and drawers with walnut work top surfaces, what looks like two pan drawers is the built in fridge, corner unit, 5 ring gas hob unit, built in belling oven, 2 double glazed windows, circular stainless steel cooker hood, pan drawers, pantry recess and vegetable rack

Lower Level

Spiral staircase off the Kitchen down to the lower level and Hall, tiled floor, separate w.c, double glazed window, central heating radiator, part timber clad walls

Utility Room

Tiled floor, sink unit with hot and cold, plumbing for washing machine, gas central heating boiler, double glazed window

Superb Games Room-Garden Lounge 18'3 x 13'4 (5.56m x 4.06m)

Originally the GARAGE but very well converted into a garden lounge or additional guest bedroom, tiled floor, double glazed french doors to rear garden, under floor heating, access at the end of the room to further underfloor storage with reduced headroom

First Floor

Stairway off the Hall to First Floor and Landing, on the staircase is a large hand painted tree design, the idea being to create your own family tree

Bedroom 1 14'5 x 13'4 (4.39m x 4.06m)

Double glazed square bay window, central heating radiator

Bedroom 2 13'10 x 12'9 (4.22m x 3.89m)

Double glazed window overlooking the rear gardens and distant hills, central heating radiator

Bedroom 3 10'6 x 10'5 (3.20m x 3.18m)

Double glazed window overlooking the rear gardens, central heating radiator.

Bedroom 4 9'11 x 9'2 (3.02m x 2.79m)

Double glazed bay window, central heating radiator

Beautifully Appointed Bathroom 10'8 x 7'11 (3.25m x 2.41m)

Double shower cubicle and rain head shower, His n' Hers vanity wash hand basins, Slipper bath, vertical tubular central heating radiator, black & white tiled walls, double glazed window, wireless blue tooth ceiling speaker, w.c.

Outside

Long driveway at the side of the house leading to the back providing off road parking, recessed bin store. The driveway has recently been re-laid with a 'Resin Bonded Aggregate' and extends to part of the front garden a turning area at the back

The Gardens

The property has a southerly aspect at the back of the

house, laid to lawn with borders and hedges and fencing providing the boundaries, Green House. From the back of the house steps lead up to the Balcony Terrace with wrought iron balustrading

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation.

Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk. These sites could well find a buyer for your own home.

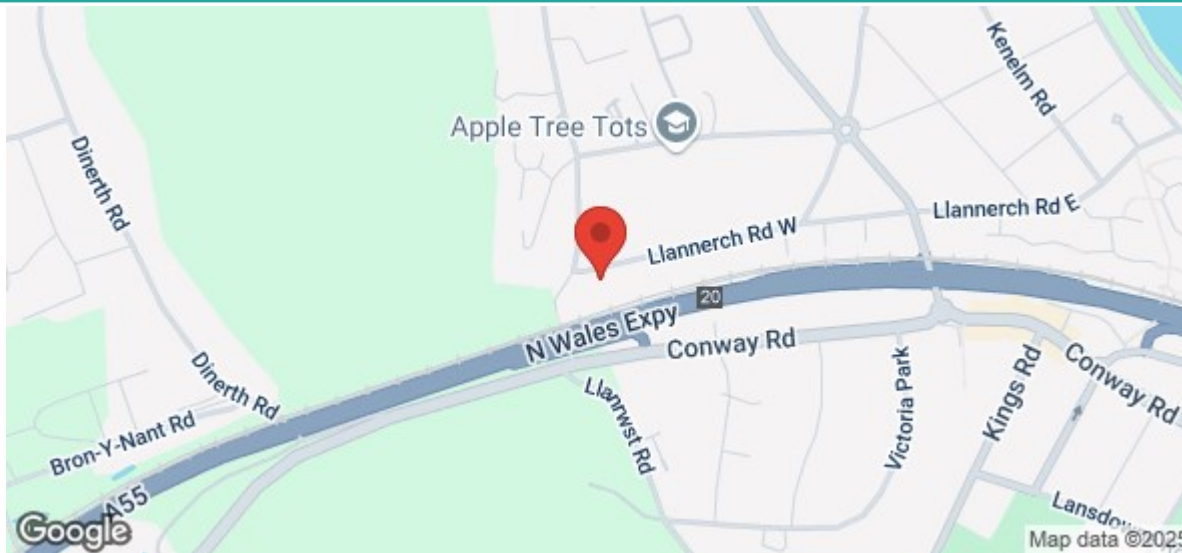
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.











Total floor area: 220.4 sq.m. (2,372 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. (5). Powered by www.propertybox.io



AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on
01492-534477

e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on **01492-534477** or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call.

This is entirely without obligation.

Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| A | A | A | A |
| B | B | B | B |
| C | C | C | C |
| D | D | D | D |
| E | E | E | E |
| F | F | F | F |
| G | G | G | G |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |